

**FOR
SALE
OR
LEASE**

**4111 SUNRISE BLVD,
FAIR OAKS, CA**

+/- 35,100 SF COMMERCIAL PARCEL OF LAND

Sunrise Blvd. - 54,790 ADT

Fair Oaks Blvd. - 33,460 ADT

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ROME
REAL ESTATE GROUP

4111 SUNRISE BLVD



FOR SALE:
\$1,100,000

GROUND LEASE:
CONTACT BROKER FOR
PRICING

PARCEL HIGHLIGHTS:

- Situated at the southwest corner of Sunrise Blvd and Fair Oaks Blvd, a prime location on the corner of two main thoroughfares in the region.
- Traffic counts of over 80,000 cars per day at this corner
- Total area of approximately 0.805 acre / 35,100 sq ft.
- The parcel is part of the Fair Oaks Village Special Planning Area and is zoned for commercial use, making it suitable for a variety of commercial developments - including a drive-thru.
- The location benefits from high visibility and traffic, enhancing potential business exposure.

ZONING: FAIR OAKS VILLAGE SPECIAL PLANNING AREA

PERMITTED USES:

- RESIDENTIAL:
 - APARTMENT – MULTIPLE FAMILY DWELLING
 - SINGLE FAMILY DWELLING, DUPLEX
- RETAIL:
 - BAKERY/PASTRY SHOP, BAR – TAVERN, COFFEE SHOP, RESTAURANT
 - CLOTHING AND APPAREL STORE
 - FURNITURE STORE, HARDWARE STORE
 - GROCERY STORE – SUPERMARKET
 - LIQUOR STORE
 - GENERAL RETAIL SALES AND PERSONAL SERVICES
- VARIOUS OFFICE USES

USES ALLOWED WITH A CONDITIONAL USE PERMIT:

- ANIMAL HOSPITAL – VETERINARIAN
- AUTOMOTIVE SERVICES:
 - AUTO SALES (NEW AND USED),
 - AUTOMOBILE SERVICE STATIONS
 - CAR WASH
 - AUTO REPAIR SHOP
 - TRUCK & TRAILER STORAGE
 - TOWING SERVICE



For more information on the property zoning and allowed uses:

[CLICK HERE](#)

IMMEDIATE VICINITY AERIAL



THE HOME DEPOT
Walmart Neighborhood Market
Little Caesars Pizza
Starbucks
ROSS DRESS FOR LESS
PET SMART

TARGET
Walmart+
macy's
Walgreens
WORLD MARKET
BEST BUY

Sunrise MALL

Madison Ave

BIG 5 SPORTING GOODS
Save Mart
Chevron

PROPERTY LOCATION

TACO BELL
jiffy lube
LIFESTYLE GYM AUBURN, CA
DIRECT AUTO OUTLET LLC
SCANDINAVIAN DESIGNS FURNITURE

Manzanita Ave

Fair Oaks Blvd

Sunrise Blvd

American River

JACKS URBAN EATS
Starbucks
BEL AIR
THE MIMOSA HOUSE
RITE AID

SAFEWAY
RITE AID
ACE Hardware
BEL AIR
Starbucks
DOLLAR TREE
TACO BELL

Smart & Final
CHIPOTLE MEXICAN BOWL
I LOVE TERIYAKI
Chick-fil-&
DOLLAR TREE
SPORTSMAN'S WAREHOUSE
FIVE GUYS BURGERS and FRIES
PET CLUB FOOD AND SUPPLIES
PIEOLOGY PIZZERIA
Carls Jr.
Chevron
Quick Quack CAR WASH



Denny's
Shell
Starbucks
IN-N-OUT BURGER
MCDONALD'S
CALIFORNIA Family Fitness

DEMOGRAPHIC SUMMARY REPORT

4111 SUNRISE BLVD, FAIR OAKS, CA 95628



POPULATION 2023 ESTIMATE

1-MILE RADIUS	9,744
3-MILE RADIUS	106,159
5-MILE RADIUS	301,950

POPULATION 2028 PROJECTION

1-MILE RADIUS	9,990
3-MILE RADIUS	108,603
5-MILE RADIUS	309,389



HOUSEHOLD INCOME 2023 AVERAGE

1-MILE RADIUS	\$123,167.00
3-MILE RADIUS	\$106,494.00
5-MILE RADIUS	\$95,532.00

HOUSEHOLD INCOME 2023 MEDIAN

1-MILE RADIUS	\$93,193.00
3-MILE RADIUS	\$83,459.00
5-MILE RADIUS	\$74,428.00



POPULATION 2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	8,010	85,277	235,446
BLACK	315	4,908	17,974
HISPANIC ORIGIN	1,064	16,432	49,342
AM.INDIAN & ALASKAN	114	1,269	3,989
ASIAN	705	7,715	22,954
HAWAIIAN/PACIFIC ISLAND	27	641	2,242
OTHER	572	6,348	19,345

CONTACT US!

TO LEARN MORE ABOUT THIS INVESTMENT OPPORTUNITY



Chase Burke

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AND INVESTMENT SALES**

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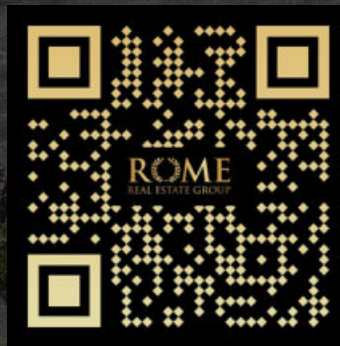
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